

# HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

**HDRC CASE NO:** 2019-331  
**ADDRESS:** 232 GREENLAWN  
**LEGAL DESCRIPTION:** NCB 8418 BLK 3 LOT N 204 FT OF 8 & 9  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Greenlawn Estates Historic District  
**APPLICANT:** Daniel Lopez  
**OWNER:** Daniel Lopez  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** June 03, 2019  
**60-DAY REVIEW:** August 2, 2019  
**CASE MANAGER:** Adam Rajper  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace 26 existing windows with new wood windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

## **FINDINGS:**

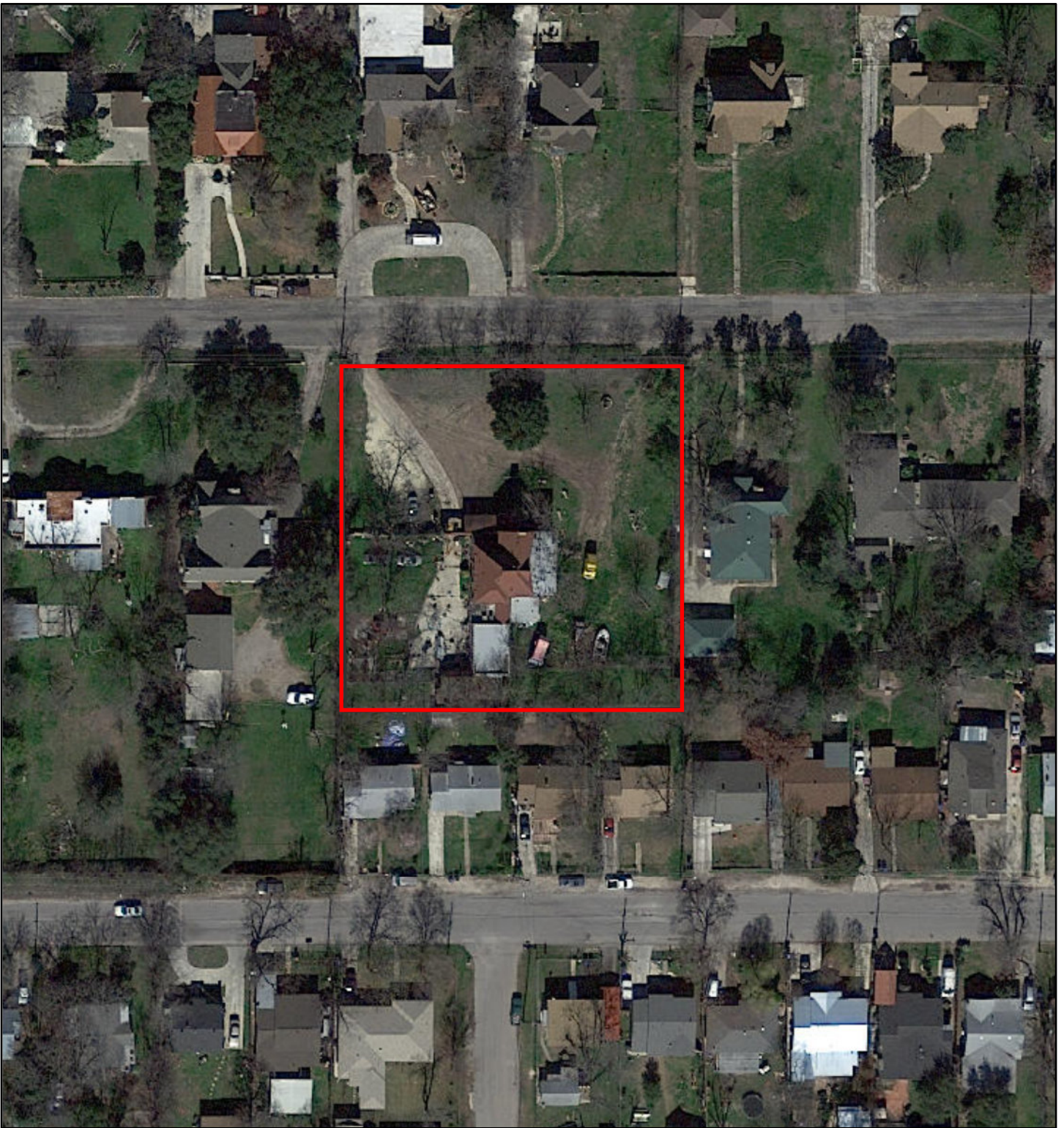
- a. The primary structure located at 232 Greenlawn is a two-story Vernacular single-family residence that appears on the 1951 Sanborn map. The home features an asymmetrical front façade composition, stone cladding, a prominent chimney on the front façade adorned with a coat of arms, second story sleeping porch, and hipped roof covered with composition shingles. The home is contributing to the Greenlawn Estates Historic District.
- b. **WINDOW REPLACEMENTS** – The applicant has proposed to replace 26 windows (13 windows on the first floor and 13 windows on the second floor) of the primary structure with wood windows. Staff conducted a site visit on June 7, 2019, and observed that all windows had been removed and discarded without a Certificate of Appropriateness. Photographs, furnished by the applicant, of the primary structure prior to the removal of the windows indicate that the home previously featured non-original aluminum windows. According to the Historic Design Guidelines, replacement windows should feature an exterior muntin pattern, profile, and size that is appropriate for the historic structure. Staff finds that wood windows are compatible with the historic structure, per the Guidelines.
- c. **HISTORIC TAX INCENTIVE** – As of June 12, 2019, the applicant has not submitted an application for Historic Tax Certification. Based on the scope of rehabilitative work, staff finds that the applicant is eligible for the local tax exemption for substantial rehabilitation and is encouraged to submit a Historic Tax Certification application.

**RECOMMENDATION:**

Staff recommends approval of the proposed window replacements, based on findings a and b, with the following stipulation:

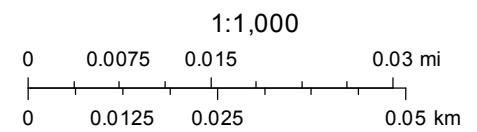
- i. That the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

# 232 Greenlawn

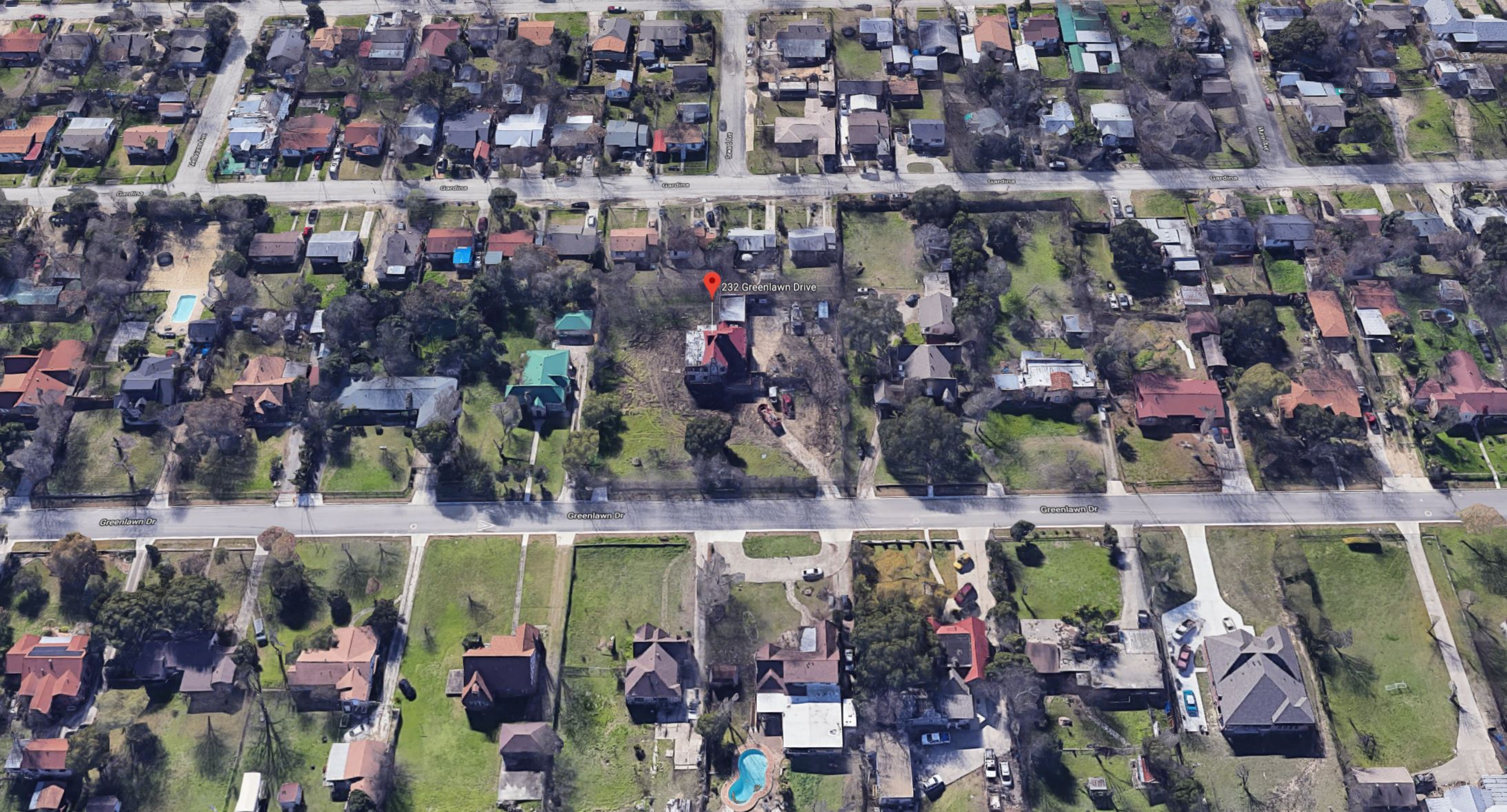


June 11, 2019

— User drawn lines







232 Greenlawn Drive

Gardino

Gardino

Gardino

Gardino

Gardino

Greenlawn Dr

Greenlawn Dr

Greenlawn Dr





232 Greenlawn Drive

Greenlawn Dr

Gardina

Seward Ave

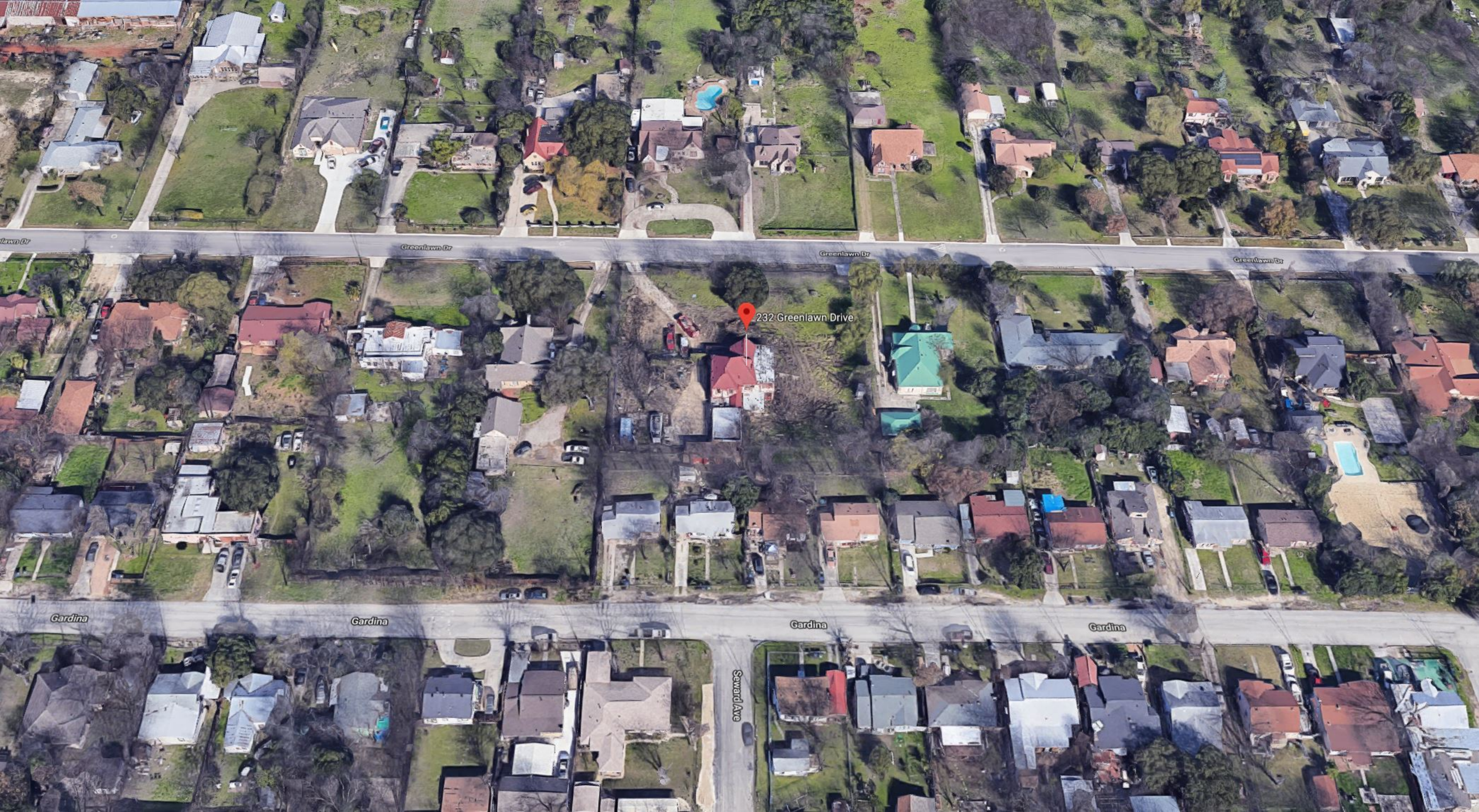
Gardina

Gardina

Greenlawn Dr

Greenlawn Dr





232 Greenlawn Drive

Greenlawn Dr

Greenlawn Dr

Greenlawn Dr

Gardina

Gardina

Gardina

Gardina

Seward Ave



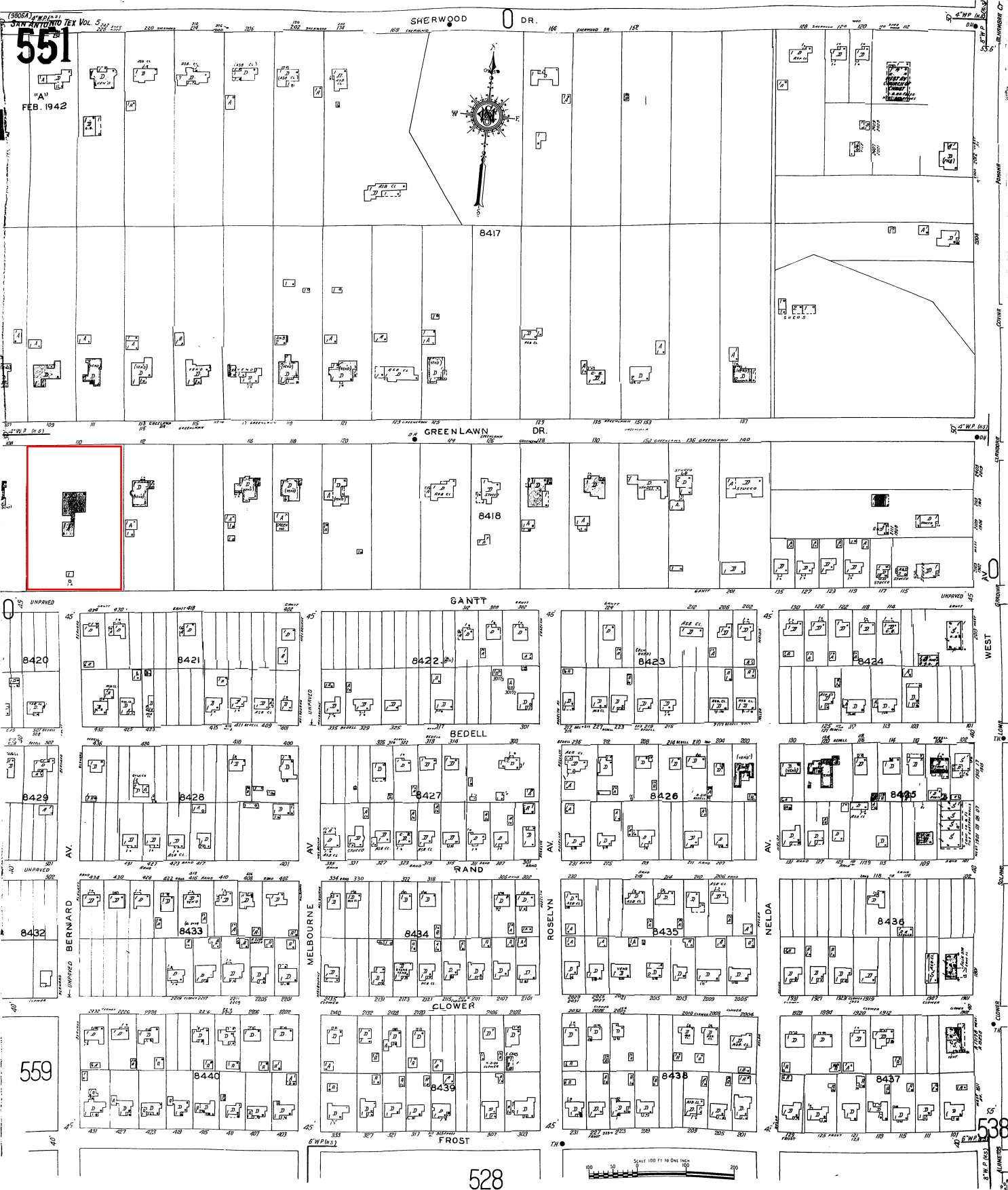


232 Greenlawn Drive









551

"A"  
FEB. 1942

559

528

538





















**CAT**  
303E  
CR













HMM01593  
HOLT

CAT

Property of  
City of San Antonio

































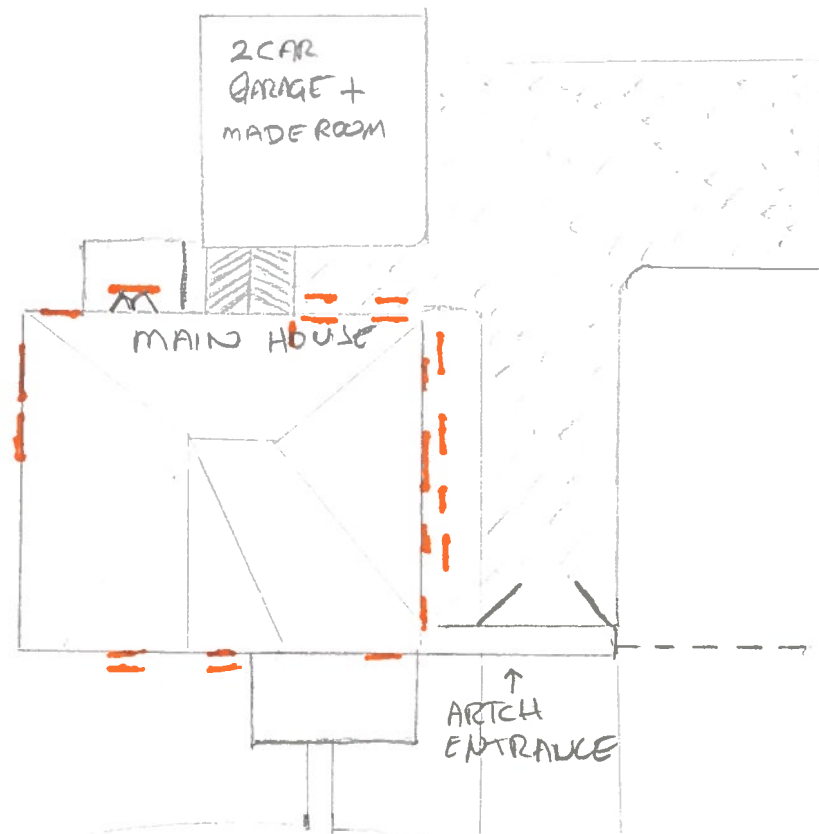












--- FENCE  
PROPERTY LINE  
/// DRIVEWAY

232 GREENLAWN DR.